

LOT 56
IN OR 1439/1834
HERON ISLES PHASE 1 REPLAT

ANDREWS EARL M
96089 TIDAL BAY CT
YULEE, FL 32097

2023

37-3N-28-0740-0056-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	05	AVERAGE 90	0100	01	1,683	120.1200	108.41	182,454	2006	2006	0	0	0	7.55	92.45	VALUATION BY STANDARD														
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2008													Heated Area: 1465														
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2008														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	08	SHT VINYL 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	2	100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units	0	100																												
Occupancy	00	NONE 100																												
Quality	05	Quality Level 05																												
DOR CODE	0100	SINGLE FAMILY																												
MAP NUM		MKT AREA	04																											
NEIGHBORHOOD/LOC	4038.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,465	100	1,465	146,830																										
FGR	380	55	209	20,947																										
FOP	29	30	9	902																										
TOTALS	1,874		1,683	168,679																										
EXTRA FEATURES					96089 TIDAL BAY CT, YULEE																									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															
1	0810	CONCRETE A	0 100	10 15	150.00	SF	6.50	6.50	100	2006	2006	3	88	858																
2	0810	CONCRETE A	0 100	42 15	630.00	SF	6.50	6.50	100	2006	2006	3	88	3,604																
3	0810	CONCRETE A	0 100	23 3	69.00	SF	6.50	6.50	100	2006	2006	3	88	395																
TOTAL OB/XF 4,857																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000													
REVIEW DATE 07/06/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																														